

MTC37407MS

WARRANTY DEED

RICHARD FRANCIS MULKEY and GLENDA LOU MULKEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
AUDRA K. STRAUBE,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 41 IN BLOCK 1, TRACT NO. 1078, KNOWN AS SECOND ADDITION TO KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 63,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4906 LORRAYNE PLACE, KLAMATH FALLS, OR 97603

Dated this 15th day of March, 1996.

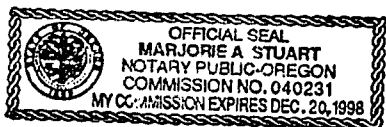
Richard Francis Mulkey
RICHARD FRANCIS MULKEY

Glenda Lou Mulkey
GLENDA LOU MULKEY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. March 15 19 96
COUNTY OF Klamath
Personally appeared the above named Richard Francis Mulkey and Glenda Lou Mulkey

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37407-MS

Return to:

AUDRA K. STRAUBE
4906 LORRAYNE PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 18th day of March A.D., 19 96
at 3:39 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 7271.
Bernetha G Letsch, County Clerk
By *[Signature]*
Fec. \$30.00 Deputy.